

GENERAL PLAN AMENDMENT REPORT (GPAR)

I. INTRODUCTION

A. Proposal

On the 14th of November, 2005, the property owners attended a Pre-application Meeting with the County Of San Diego Planning Division to discuss the proposed 4-Lot, plus 1 Remainder minor residential subdivision. Staff notified the applicant that a General Plan Amendment would be required to process the Tentative Parcel Map.

On July 19th, 2006, an application for permission to submit an amendment to the County of San Diego General Plan (PAA 06-012) was requested. This request proposed a change the North County Metropolitan Subregional Plan for the subject property located at the intersection of Summit Drive and Summit Crest in the North County Metropolitan Subregional Planning Area. The threshold decision resulting from this PAA was to authorize processing, of the General Plan Amendment Report, Rezone, Agricultural Preserve Disestablishment, and Tentative Parcel Map.

The applicant requests consideration of the following:

1. A General Plan Amendment to change the land use designation from General Agriculture (20) with a density of 1 dwelling unit per 10 acres, to Residential (1) with a density of 1 dwelling unit for 1, 2 or 4 acres, and a change to the existing Regional Category from (1.6) ECA to ~~(1.55) CRDA~~ (1.1) CUDA.
2. A Zoning Reclassification to change the current zoning on the subject parcel from A70, Limited Agricultural Use Regulations, (0.1 du/1 acre) to RS1, Residential Use Regulations, (1 du/1 acre)
3. A Tentative Parcel Map to allow for four additional single-family parcels and one remainder parcel for the existing, single-family residence.
4. Agricultural Preserve Disestablishment. All required approvals have been obtained and the Agricultural Preserve Status of this property has been removed. The only remaining action is to update the Assessor's Map to reflect these approvals, via the Agricultural Preserve Disestablishment form approval.

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Capital Facilities Goals

4.1 Assure efficient, economical and timely provision of facilities and services for water, sewer, fire protection, schools and roads to accommodate anticipated development.

Project Conformance

4.1 The provision of facilities and services for water, sewer, fire protection, schools and roads to accommodate anticipated development are currently in place. The development will comply with all fees levied for the continued provision of these services and facilities.

Housing and Social Goals

6.3 Assist the private sector in the provision of sufficient housing units in the unincorporated area to accommodate regional population projections endorsed by the Board of Supervisors.

Project Conformance

6.3 The requested General Plan Amendment from General Agriculture (20) to Residential (1) will add four additional housing units to the unincorporated area.

Country Residential Development Area (CRDA)

~~The proposed Land Use designation is Country Residential Development Area (CRDA). The CRDA (one-acre minimum parcel size) includes those areas that are not intended for intense urban development as allowed by the CT and CUDA Regional Categories, but are more densely settled than lands in the Estate Development Area.~~

- ~~—— 70% of the existing parcels shall be less than two acres in size not including properties already within the CUDA or CT Regional Categories.~~
- ~~—— 70% of the area shall have slopes of less than 15%.~~
- ~~—— Predominance of existing single-family residential land uses.~~

Project Conformance

- ~~—— 80% of the parcels are less than 2 acres in size~~
- ~~—— Over 80% of the area has slopes of less than 15%.~~
- ~~—— 100% of the land use proposed for the parcel is single-family residential use.~~

Current Urban Development Area (CUDA)

The proposed Regional Category is Current Urban Development Area (CUDA). The CUDA includes those County lands to which near-term urban development should be directed.

- Commercial, industrial and residential uses and densities will be those permitted by the applicable land use designations on the community or subregional plan maps.
- In areas planned for residential densities at or above 4.3 dwelling units per gross acre, development should approach the maximum densities permitted by the applicable land use designations depicted on the community or subregional plan maps.
- On residential lands achievement of average densities of at least four dwelling units per gross acre will be encouraged (This figure is an average and need not be met on all developable land). In some areas it may be appropriate to consider the densities of adjacent cities within the same housing market area. It is not the intent of this plan to force higher densities into the low-density fringes of Urban Development Areas).
- Density bonuses will be available for those developments using the Inclusionary Housing Policy.

Project Conformance:

- The propose project is a residential use.
- The project is not in an area planned for densities at or above 4.3 dwelling units per acre. The project is in an area of mostly 1 dwelling units per 1 to two acres.
- Considering the surrounding neighborhood, no additional density is requested nor is it required.
- No Density bonus is requested.

Part III. CIRCULATION ELEMENT

The Circulation Element shows corridors for public mobility and access that are planned to meet the needs of the current and anticipated future population of San Diego County. Objectives of this Element are to provide a guide for the provisions of a coordinated system of highway routes serving all sections of San Diego County, to help achieve efficiency and economy in this important field of public works, to facilitate the planning to meet street and highway needs

urban designation. No urban development on the site is proposed or anticipated as a result of this General Plan Amendment.

- Policy 13: Avocational agriculture is defined as: farming, raising of animals or crops as an accessory use to one's primary residence which is greater than the intensity of homestead agriculture but less than the intensity of commercial agriculture; or, farming, raising of animals or crops on a site other than one's primary residence and of an intensity less than that of commercial agriculture. Avocational agriculture is primarily orchard crops on land used primarily for residential and it is considered a benefit to both the economy and the environment.

The project site was previously used for row crops and some orchard crops, primarily orange and avocado trees. The row crops were discontinued due to a lack of viability. The orange and avocado trees are currently non-producing. The proposed development would result in lots ranging in size of greater than one acre and averaging slopes of less than 15%. Each parcel could be used for the raising of crops, on a small scale, similar to residential lots in the surrounding area.

III. GENERAL PLAN UPDATE CONFORMANCE

- A. The changes proposed to the current General Plan (shown in Figures 8 as General Agriculture, 1du/10 acres), are consistent with the County of San Diego Proposed General Plan Update (Figure 9), and the proposed draft land use map for the General Plan Update, Board Alternative Map (Figure 10), which both show the subject property as Semi-rural Residential (SR-1); 1du/1, 2, 4 acres. These changes are also consistent with the size of the properties fronting the proposed project site on Summit Drive.

	Proposed	GP Update
Regional Category	(1.55) CRDA	Semi Rural
Land Use Designation	(1) Residential 1 du/1,2,4 acres	(SR-1); 1du/1, 2, 4 acres.

IV. INFRASTRUCTURE

- A. Transportation – See Appendix F – Traffic Assessment Report by Rick Engineering Company, November 8, 2006, for full discussion of the points below.

II. CODE ENFORCEMENT/VIOLATION ISSUES

Describe any known open or active code enforcement/violation issues on the proposed project site. Indicate related Violation Numbers. If no open or active code enforcement/violation issues are present or known, please state "NONE" or "UNKNOWN", as appropriate. (Use additional sheets if necessary):

NONE

PROJECT DESCRIPTION

III. FEATURES OF THE PROJECT (Note: Filling out Sections IV. and VII. of this form may help in completing a full project description)

DESCRIBE IN DETAIL the features of the project. This description should adequately reflect the construction and development (for example, grading) as well as the ultimate use and intention of the site (for example, a 40,000 sq. ft. industrial facility). The narrative must be supplemented by a project plan or map of appropriate scale and legibility.

- Include technical aspects of the project such as the considerations of land use, density and intensity, engineering requirements, and visual or aesthetic features.
- Include environmental constraints or characteristics, or compliance with environmental regulations/policies which may have influenced the initial project design such as avoidance of geologic hazards known to the site, steep topography, avoidance of impacts to sensitive resources (for example biological, natural, water, cultural), compliance with the Resource Protection Ordinance, storm discharge requirements, Air Pollution Control District (APCD) permit requirements, project accessibility, hazards (for example floodway avoidance, noise buffering), etc.
- Include description of all the stages of project development that could cause physical changes in the environment including construction, operation and maintenance.
- If the project will be phased, the anticipated phasing schedule should be described.
- Include the objectives of the proposal in a discussion that identifies why the applicant is undertaking the proposed project (for example, provision of housing or commercial services, reduction in traffic congestion, reduction of a flood hazard at a reasonable cost).

Lack of detail may result in project delay and the requirement to resubmit a more detailed project description.

(Use additional sheets if necessary):

The project consists of a General Plan Amendment (GPA), a Zone Reclassification (REZ), an Agricultural Preserve Disestablishment and a Tentative Parcel Map (TPM) to subdivide a 9.79 acre parcel into four lots and a remainder parcel. The proposed lot sizes would range from 1.49 to 3.52 gross acres. The Agricultural Preserve Disestablishment would remove the agricultural designation on the property which currently requires a minimum lot size of 10 acres. The GPA and REZ would amend the General Plan and Zoning to allow an increase in density to minimum 1.0 acre parcels. The proposed GPA would change the Regional Category from (1.6) Environmentally Constrained Area (ECA) to (1.1) Current Urban Development Area CUDA and change the Land Use Designation from (20) General Agriculture to (1) Residential which would allow one dwelling unit per one, two or four acres. The proposed GPA would permit parcel sizes of 1 acre gross on all proposed lots except Parcel 4 and the Remainder Parcel, which must be 2 acres gross due to slopes. The REZ would maintain an (A70) Limited Agricultural Use designation, but it would change the minimum lot size from 10 acres to 1 acre and remove the "A" Special Area regulation

IV. ENVIRONMENTAL ASPECTS OF PROJECT

This section is to help evaluate all reasonably foreseeable impacts of the proposed project. An answer to each question is required to have well-reasoned and substantiated conclusions, when possible, regarding potential environmental effects of the proposed project. If an answer is unknown, explain why the answer is unknown. Use additional sheets if necessary: